

FREMONT PLANNING BOARD

July 19, 2006

Meeting Minutes

Approved August 9, 2006

Present: Chairman Larry Stilwell, Members Leon Holmes, Member and CC Rep. Jack Karcz, Alternates Roger Barham, RPC Circuit Rider David West, Building Official Thom Roy and Land Use AA Meredith Bolduc.

Mr. Stilwell called the meeting to order at 7:30 p.m.

Mr. Stilwell appointed Alternates Barham as a voting member of the Board for tonight's meeting.

FREMONT STORAGE

Map 3 Lot 166

Present Owner Jamie Breen, Grant and Danielle Houle

Mr. & Mrs. Houle met with the Board relative to a pet grooming business they wish to operate in a portion of the front building of the Fremont Storage Facility at the above location. It was determined that there was a Site Plan Review approved in 1998 for the addition of a new storage building, conversion of a portion of the existing building into storage units and gravel driveways. Mr. Stilwell stated that it appears front building has not been through Site Plan Review for the commercial businesses. It was noted that there have been a laundromat, hair dressing shop and a reupholstering business in that building. There is a plan on file, drawn by RSL Layout & Design, that was submitted for the previous Site Plan Review which showed several site improvements that have not been completed at the site including additional parking spaces, a painted island separating the 40' entrance at Rt 107 and shrubbery.

Site Plan Review and change of use was extensively discussed and it was agreed that the site would need Site Plan Review which would show the entire property, septic location and the three businesses thereon, but there could be a "Declaration of Intended Use" allowed for the pet grooming business to get started. Mrs. Ladd asked if this could be treated as an as-built and Mr. Holmes answered that that would cover only a part of the Site Plan Review requirements.

Mr. Holmes made the motion that the Board require Site Plan Review for Map 3 Lot 166.
Motion second by Mr. Karcz with unanimous favorable vote.

It was agreed that this would be an amendment to the existing 1998 Site Plan Review. Mr. Breen agreed to submit an application when he returns from his vacation.

Mr. & Mrs. Houle will submit a "Declaration of Intended Use" document to the Board at the July 26, 2006 meeting at 8 pm.

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Mr. & Mrs. Houle and Mr. Breen left the meeting at 9:05 pm.

SHAWN SENTER
Map 3 Lot 169-59-18 & 169-59-09

PUBLIC MEETING
LOT LINE ADJUSTMENT

Present: Katherine Ladd of RSL Layout & Design

Mr. Stilwell opened this Public Meeting for Shawn & Kim Senter at 9:05 pm and stated that this is a continuation of the July 12, 2006 portion of this Public Meeting, which was continued to allow time for the applicant to address all outstanding issues raised by the Board, RPC Circuit Rider David West and Town Engineer Lou Caron and acquire their amended reports.

Waiver requests:

Mr. Holmes made the motion to approve the following waivers as requested by the applicant.

1. Subdivision Regulation Article 3 Section 3 (Existing Conditions) items C, D, E, G, H, L relating to plan requirements that, for a minor lot line adjustment such as that proposed, provide extraneous information (ie topography, wetlands, soils, etc.)
2. Subdivision Regulation Article 3 Section 4 (Proposed Conditions) items C, D, E relating to plan requirements that for a minor lot line adjustment such as that proposed, provide extraneous information (ie topography, wetlands, soils, etc.)
3. Subdivision Regulation Article 3 Section 6 (Sewage Disposal and Water Supply (in its entirety, as the minor lot line adjustment proposed does not entail these items.)

Motion seconded by Mr. Karcz with unanimous favorable vote.

Mrs. Ladd presented plan # 1347-LLA-169-59-9 drawn by RSL Layout & Design and dated May 5, 2006 with a revision of June 20, 2006. This is the plan that has been presented and reviewed at the other portions of this Public Meeting and now includes the location of the Sim-Valliere garage. Note #7 on the plan showed the intent as: "To combine a portion of Tax Map 169-59-18, to be known as parcel "A", with Tax Map 3-169-59-09." Map 3 Lot 169-59-18, owned by Shawn & Kim Senter will convey 23,034 sf (.05287 acres) to Tax Map 3 Lot 169-59-09 owned by Stephanie Kim-Valliere making the new area of that lot 119,338 sf (2.7395 acres).

After reviewing the plan, Mr. West and the Board agreed that all outstanding issues have now been addressed.

Mr. Karcz made the motion that, based on the information presented and pursuant to plan #1347-LLA-169-59-9 drawn by RSL Layout & Design and dated May 5, 2006 with a revision on June 20 2006, the Planning Board approve the requested Lot Line Adjustment to allow the transfer of ownership of a 23,034 square foot (.05287 acres) portion of property from Map 3 Lot 169-59-18, owned by Shawn and Kim Senter, previously used to provide access to the lot from Whittier Drive, to Map 3 Lot 169-59-09 owned by Stephanie Sim-Valliere. Motion seconded by Mr. Holmes with unanimous favorable vote.

Mr. Holmes made the motion to close this portion of this Public Meeting at 9:35 pm.
Motion seconded by Mr. Karcz with unanimous favorable vote.

FRED & JOYCE LECLAIR
Map 2 Lot 077-1

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Mrs. Bolduc reported that the correct book and page numbers for the document reference area is listed, even though

the subject parcel is on another page and it is not mandatory that a new deed be drawn for the original lot until such time that is conveyed, therefore there is no need for a corrective affidavit as previously discussed. She explained that there are three parcels depicted on the deed, there was no reference relative to which parcel was s subject to subdivision, and the subject parcel is referenced on a subsequent page number.

The Board received and reviewed the mylars and final plans for the recently approved LeClair subdivision, Map 2 Lot 077-1. It was determined that all conditions have now been met and the proper fees submitted. The plans and mylars were signed and will be recorded within 3 business days.

GOVERNOR'S FOREST

Map 3 Lot 002

The Board received a copy of a July 13, 2006 correspondence from the Selectmen to Martin Ferwerda, Govenor's Forest, advising him of his agreement non-compliance if he fails to pave the designated roadway by July 15, 2006. The Board also received a copy of a July 13, 2006 correspondence from the Selectmen to Donald St. Germain, Senior Loan Officer with Community Bank & Trust advising him of the Selectmen's intent to call the letter of credit issued by them for improvements within the Governor's Forest Mobile Home Park for non-performance outlined in the agreement between Mr. Ferwerda and the Town of Fremont.

MELINDA LUCEY

Map 2 Lot 025-2

Mrs. Bolduc reported that Mrs. Lucey, 53 South Road, contacted her relative to a possible Site Plan Review to be allowed to create and operate an in-home sewing/embroidery business at her residence. This business would include possible commercial and non-commercial contracting for embroidery for sports teams, businesses ie names or logos on jackets, hats, duffle bags, etc. as well as home sewing/mending services.

The question was whether there needs to be an engineered plan for this application and it was the consensus of the Board that there an engineered plan would not be necessary. Mrs. Bolduc will advise Mrs. Lucey of the Board's decision so that she can move forward with her application.

FUTURE LAND USE COMMITTEE

Mr. West asked the Board to make any updates necessary to the Future Land Use and Existing Land Use maps that he had previously submitted. These maps will be used to update the Future and Existing portions of the Master Plan. There was review and discussion relative to the designated uses shown on the map and it was decided to show the recreation areas. Existing use and projected use was also discussed.

ALBERT WITHAM – PARADISE RIDGE ESTATES IN RAYMOND

The Board received a preliminary plan for Paradise Ridge Estates owned by Albert Witham. This plan showed the plotting arrangement of seven manufactured homes in a newly created part of the existing mobile home park,

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all of which are in Raymond. The property abuts Fremont. Mr. Stilwell stated that there is a note being added to the plan that states "This plan does not reflect any development in the Town of Fremont".

MINUTES

Mr. Holmes made the motion to approve the July 19, 2006 minutes with minor typo amendments.
Motion seconded by Mr. Karcz with unanimous favorable vote.

Mr. Karcz made the motion to adjourn at 10:55 pm.
Motion seconded by Mr. Holmes with unanimous favorable vote.

Respectfully submitted,
Meredith Bolduc, Secretary